

LEON COUNTY ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM R-1 SINGLE-FAMILY DETACHED RESIDENTIAL ZONING DISTRICT TO R-3 SINGLE-FAMILY DETACHED, ATTACHED AND TWO-FAMILY RESIDENTIAL ZONING DISTRICT IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
LEON COUNTY, FLORIDA:

**SECTION 1.** The Official Zoning Map as adopted in Leon County Ordinance No. 92-11 is hereby amended as it pertains to the following described real property:

RZ-416: From R-1 (Single-Family Detached Residential zoning district) to R-3 (Single-Family Detached, Attached and Two-Family Residential zoning district)

**LEGAL DESCRIPTION**

Commence at the Southeast corner of that parcel of land as described in Official Records Book 986, on Page 33, of the Public Records of Leon County, Florida, and run thence South 89 degrees 52 minutes 44 seconds West (bearing base for this description) along the Southerly boundary of that property as described in Official Records 986, on Page 33, of the Public Records of Leon County, Florida, 306.54 feet to a concrete monument (found, 4"x4", cap#2981) for the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 00 degrees 32 minutes 43 seconds East 483.19 feet to a concrete monument (found, 4"x4", cap#2981); thence North 89 degrees 53 minutes 09 seconds East 270.37 feet to an iron rod (found, 5/8", no cap) on the Westerly right of way boundary of Dome Level Road; thence South 00 degrees 35 minutes 37 seconds East along said right of way 92.50 feet to a concrete monument (found, 4"x4", cap#2981); thence South 87 degrees 25 minutes 25 seconds West along the Northerly boundary of that property as described in deed Book 190, on Page 18, of the Public Records of Leon County, Florida, a distance of 869.18 feet to an iron rod (found, 5/8", cap#LB5509); thence North 01 degrees 10 minutes 05 seconds West 300.70 feet to an iron rod (found, 5/8", cap#LB5509); thence North 00 degrees 12 minutes 44 seconds West 312.30 feet to an iron rod (set, 5/8", cap#LB5509); thence North 89 degrees 52 minutes 44 seconds East 599.67 feet to the POINT OF BEGINNING.

Containing 8.88 acres more or less.

**SECTION 2.** All Ordinance or parts of Ordinance in conflict with the provisions this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended which

provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

**SECTION 3.** If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 4.** This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of County Commissioners of  
Leon County, Florida, on this \_\_\_\_ day of \_\_\_\_\_, 2004.

LEON COUNTY, FLORIDA

\_\_\_\_\_  
Jane Sauls, Chairman

ATTEST:  
Bob Inzer, Clerk of the Court

By: \_\_\_\_\_

APPROVED AS TO FORM:  
County Attorney's Office  
Leon County, Florida

By: \_\_\_\_\_  
Herbert W. A. Thiele, Esq.  
County Attorney